

SUMTER DOWNTOWN MASTER PLAN

FINAL PLAN OPEN HOUSE

JUNE 3, 2019



Agenda

- Master Plan Process
- Master Plan Highlights
- Implementation Summary
- Next Steps





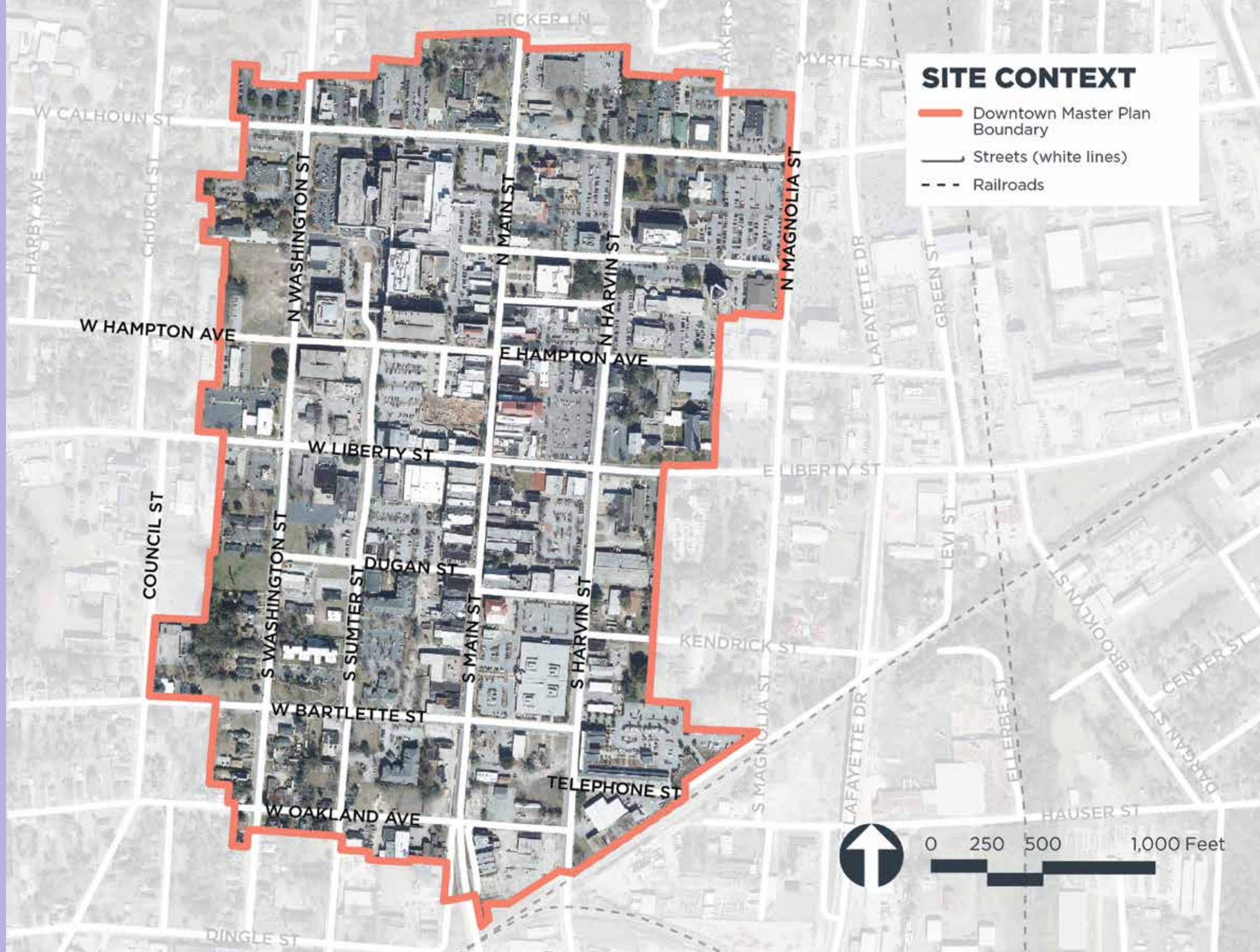
MASTER PLAN PROCESS

Scope

- Historically, Downtown Sumter has been the **community's center** of commerce, education, law, healthcare, and government.
- **A lot has happened** in recent years: new county offices, a new hotel, and the Central Carolina Technical College Health Sciences Center.
- The City of Sumter wants to create a consensus-driven vision and “road map” to continue strengthening downtown’s role today and in the future.



Study Area

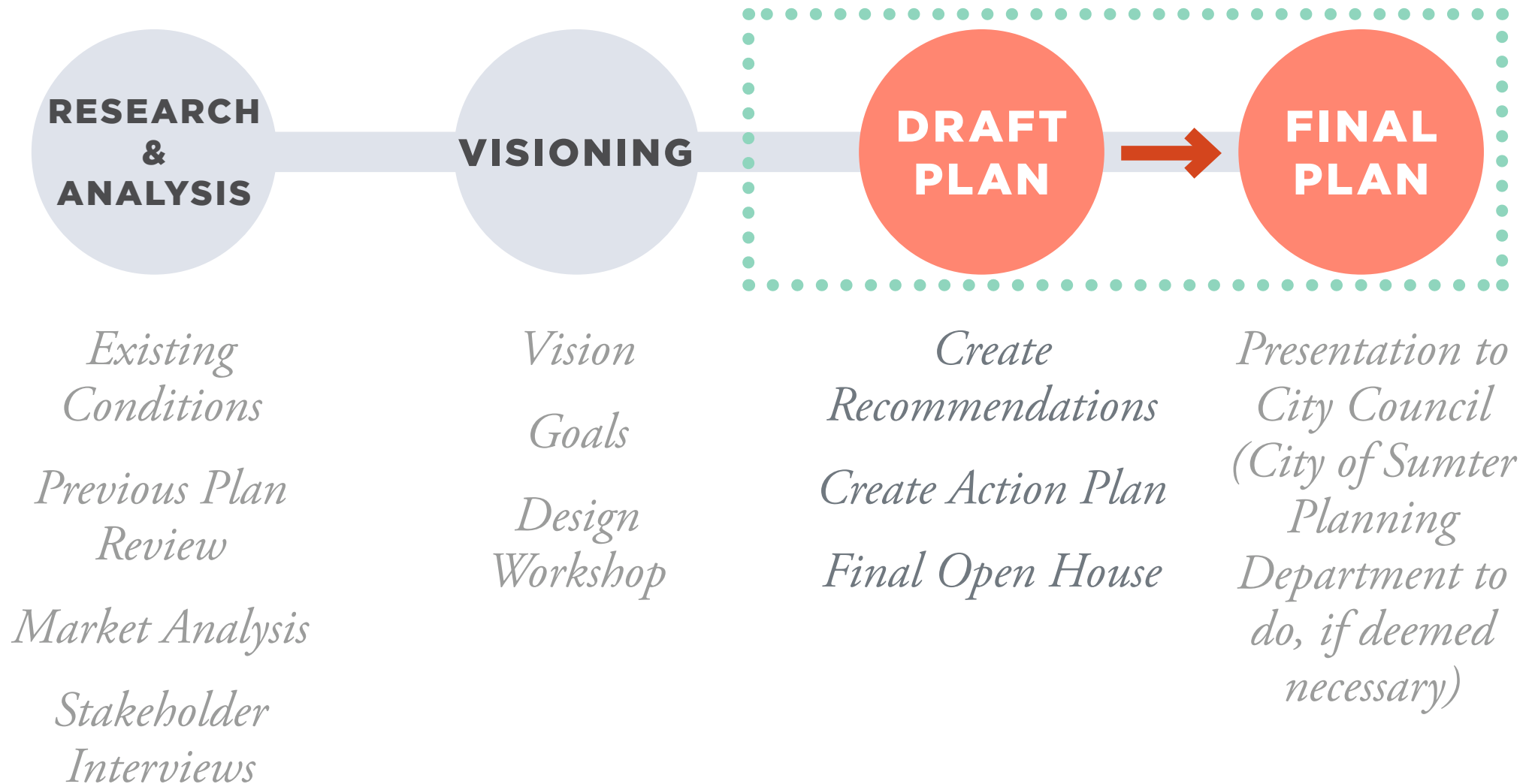


SITE CONTEXT

- Downtown Master Plan Boundary
- Streets (white lines)
- Railroads

0 250 500 1,000 Feet

Process





MASTER PLAN HIGHLIGHTS

Vision

“This master plan builds on the historic character and recent investment to create an inclusive, active, and prosperous Downtown Sumter, making it the true heart of the community.”



Goals

DESIGN GOALS

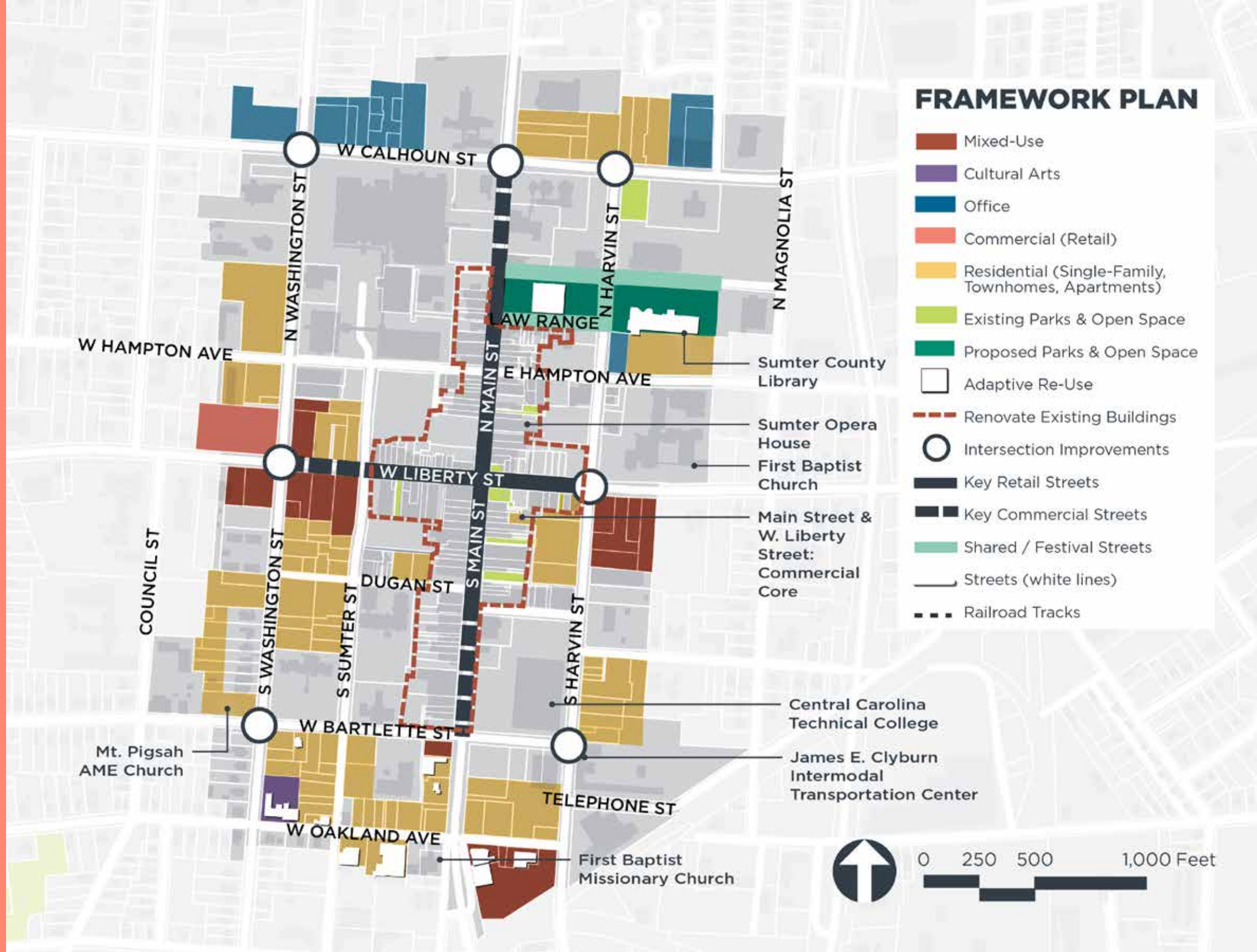
- ♥ Bring residents to Downtown Sumter
- ♥ Make a more cohesive transportation network
- ♥ Create usable and accessible park space

POLICY GOALS

- ♥ Create an environment for a thriving commercial core
- ♥ Bring the arts and community-serving agencies to Downtown
- ♥ Ensure equitable opportunity and a community welcoming to all



Framework Plan

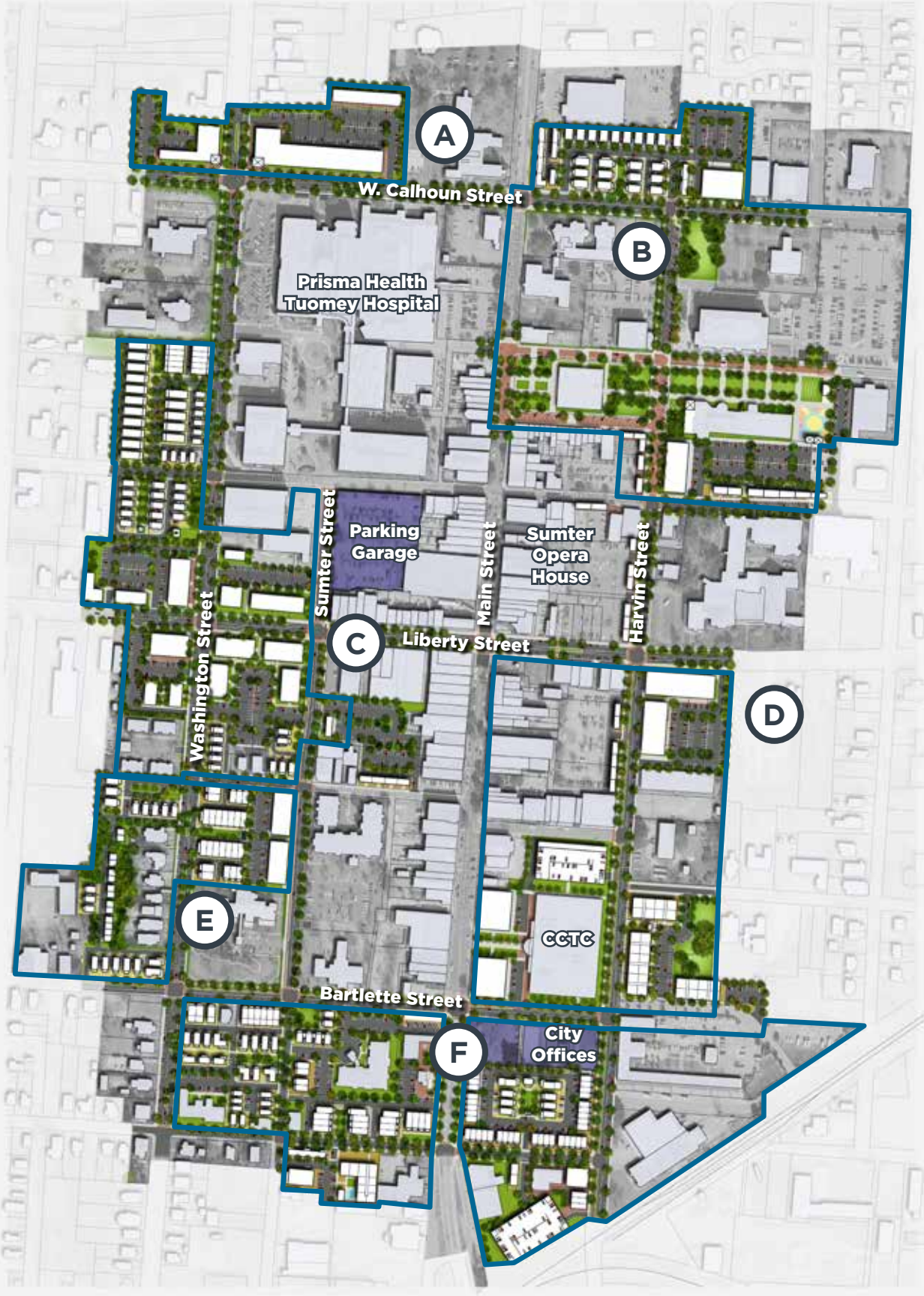


Summary

- Infill mixed-use development with a focus on adding residential units Downtown
- New office and retail space in renovated and new buildings
- Multi-purpose Downtown Civic Green
- Road diets on Bartlette, Calhoun, Harvin, Liberty, Sumter, Washington
- Intersection upgrades to increase pedestrian safety and make them ADA-compliant






Concept Plan



Site-Specific Concept Plans

- (A)** Medical Offices
- (B)** Downtown Civic Green
- (C)** Neighborhood Transition
- (D)** Student Living & CCTC Expansion
- (E)** Offices & Missing Middle Housing
- (F)** Adaptive Re-use for the Arts

Legend

-  New Buildings
-  Existing Buildings
-  Recent Projects

Land Use



- Single-family houses
- Townhouses
- Multi-family units
- Office
- Commercial / retail
- Mixed-use
- Institutional
- Park
- P New / Reconfigured Parking
- ★ Liner Buildings

Land Use Summary

Single-family units: 128
 Multi-family units: 163
 Townhouses: 135
 ADUs: 14

**Total Residential:
 440 units**

Offices: 93,400 SF
 Retail: 137,600 SF

**Total Commercial:
 231,000 SF**

Arts Center: 8,400 SF
 CCTC Exp.: 50,000 SF
 County Offices (relocated): 22,400 SF
 Library Exp.: 3,300 SF

**Total Institutional
 Space: 84,600 SF**

Civic Green: 1.70 AC
 Historic Courthouse Property: 1.20 AC

**Total Green
 Space: 2.90 AC**

Medical Offices



A

Medical Office Buildings

P

First Presbyterian Church

W. Calhoun Street

Mid-block Crossing

Prisma Health Tuomey Hospital

Washington Street

Main Street

****NOTE:** *These concept plans are ideas for the future. They show potential, but do not guarantee that development will occur, or that the site design will be exactly as shown.*

Downtown Civic Green



B



First
Presbyterian
Church

W. Calhoun Street

Prisma Health
Tuomey Hospital

N. Main Street

Church of the
Holy Comforter

N. Harvin Street

Chamber of
Commerce

Judicial
Center

Canal Street

Historic
Courthouse

Library

Lawn
Amphitheater
Splash Pad

Liner Buildings
Potential County Office

Townhouses
(7)

Small Single-Family
Houses (22)

Townhouses (9)

Office Building

P

P

Downtown Civic Green



Splash Pad

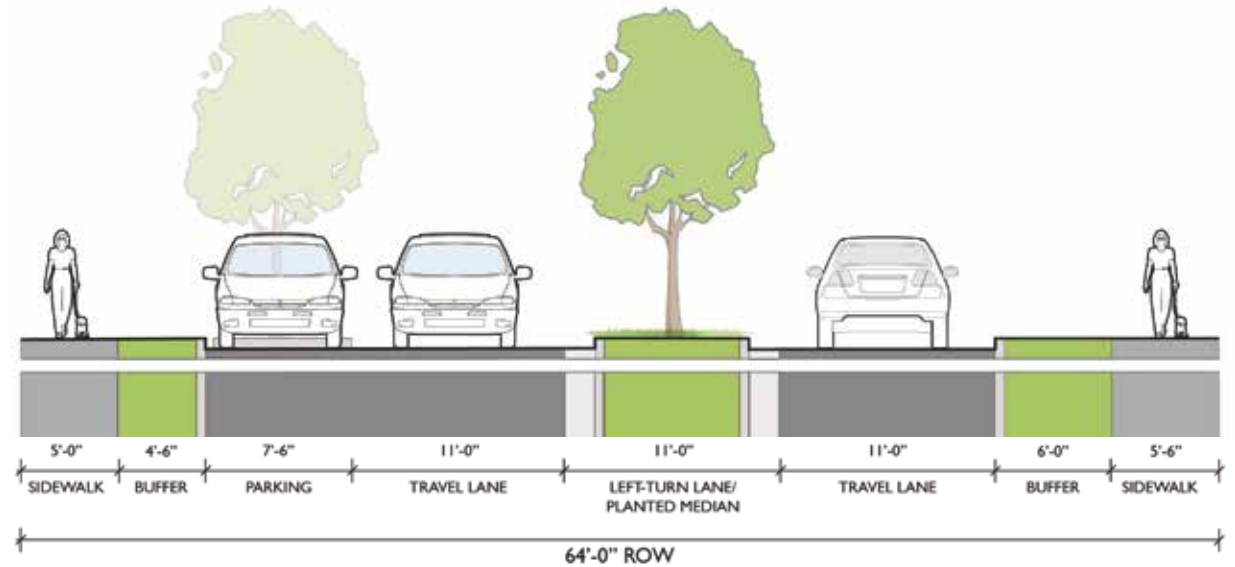


Shared Streets

S.C.1 Calhoun Street

Facing East

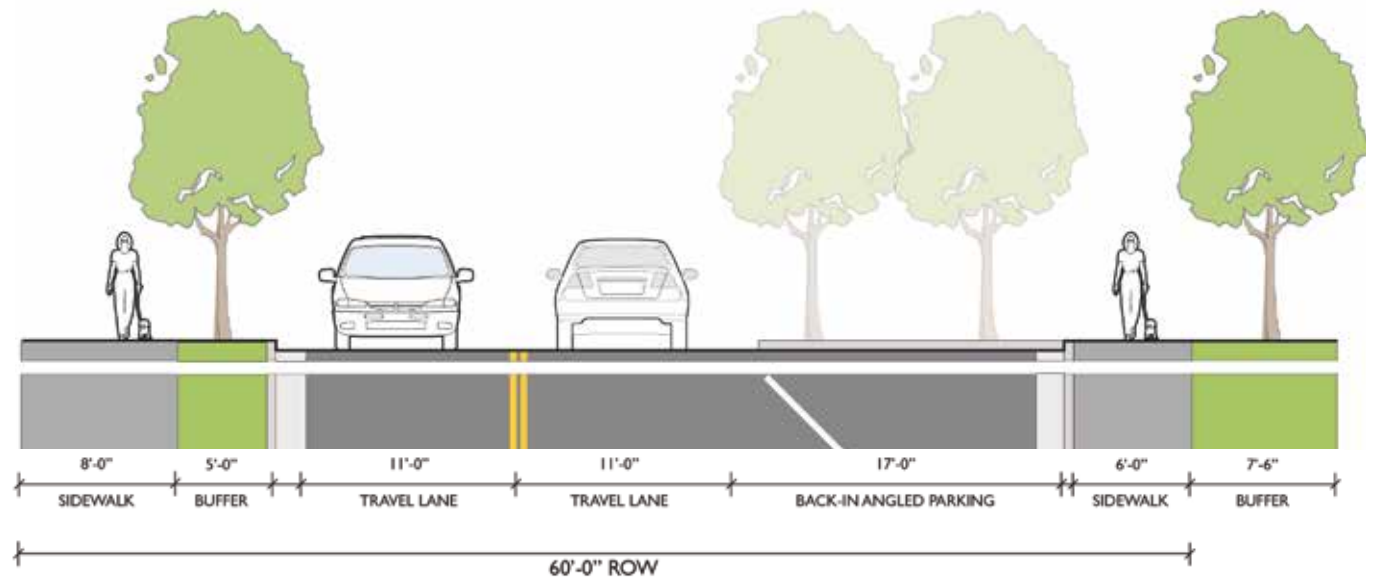
- Removes 2 travel lanes and reduces the width of each
- Adds on-street parking on north side
- Adds a planted median in the left-turn lane
- Increases buffers between sidewalks and travel lanes



S.H.2 Harvin Street

Facing North

- Removes 2 travel lanes and reduces the width of each
- Adds back-in angled parking east side
- Increases buffers between sidewalks and travel lanes



Neighborhood Transition



Summary

- Transition between existing residential neighborhoods and Downtown
- Uses underutilized properties
- 132 new dwelling units
- 90,000 SF of neighborhood-level retail and services
- Washington Street is made more walkable with bike lanes, wider sidewalks, and on-street parking
- Liberty Street and Sumter Street are updated to improve safety for pedestrians and cyclists and to add on-street parking

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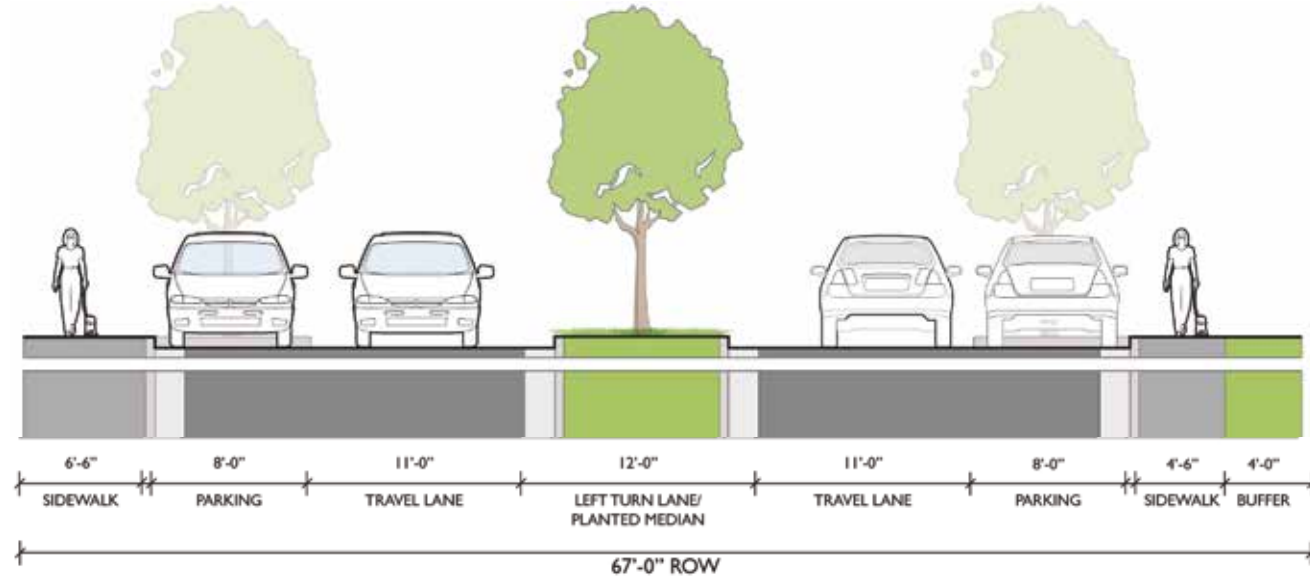
Neighborhood Transition



S.W.1 Washington Street

Facing North

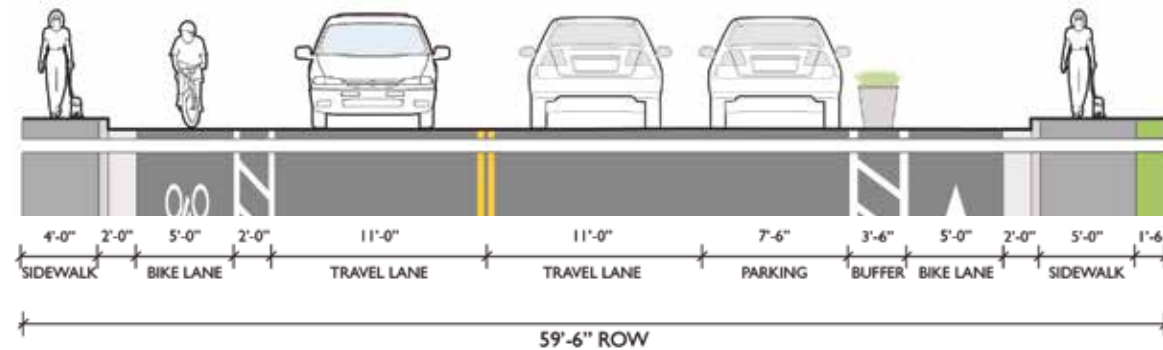
- Removes 2 travel lanes and reduces the width of each
- Adds on-street parking on both sides
- Adds a planted median in the left-turn lane



S.S.1 Sumter Street

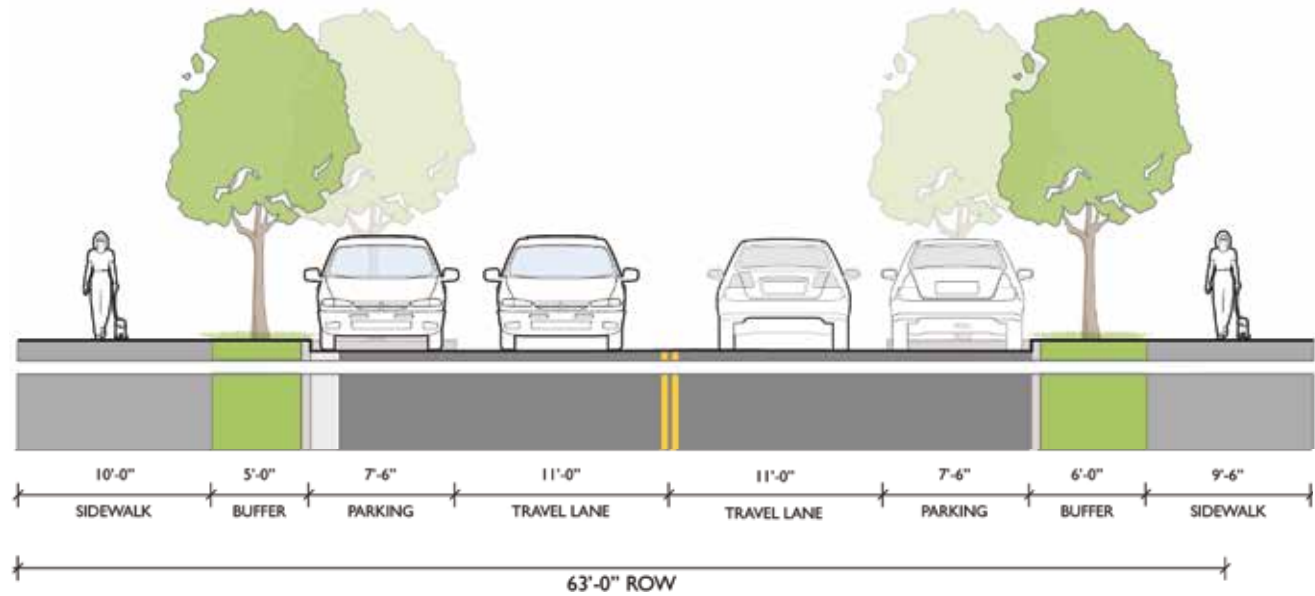
Facing North

- Removes 2 travel lanes and reduces the width of each lane
- Adds on-street parking on east side
- Adds two buffered bike lanes

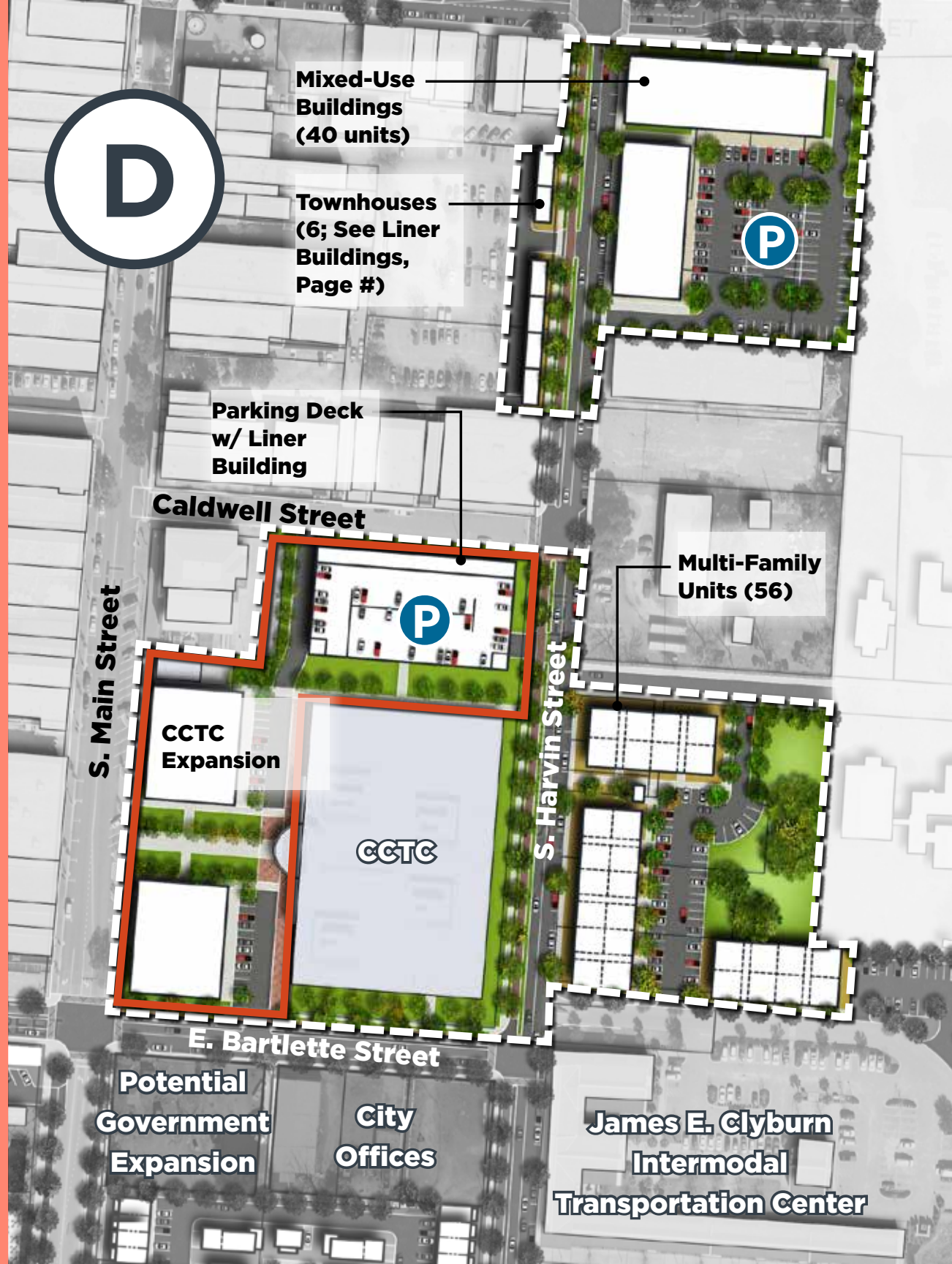


S.L.2 Liberty Street Facing East

- Removes 2 travel lanes and reduces lane width
- Adds on-street parking on both sides
- Widens sidewalks and landscape buffers



Student Living & CCTC Expansion



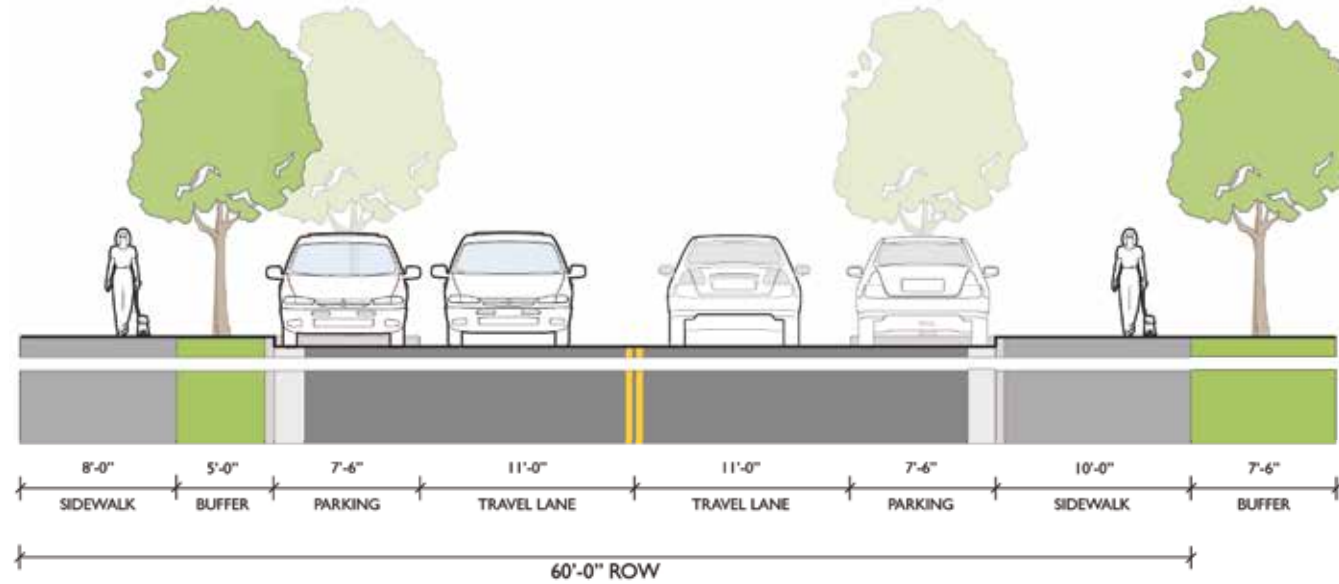
Summary

- Multi-family units and retail space in mixed-use buildings on Harvin Street
- Townhouses as liner buildings on existing parking lots
- Potential housing for students
- Potential for CCTC expansion on current property
- Harvin Street is improved with on-street parking, wider sidewalks, and a buffered two-way bike lane south of Liberty Street
- E. Liberty Street is improved to connect to recent streetscape improvements

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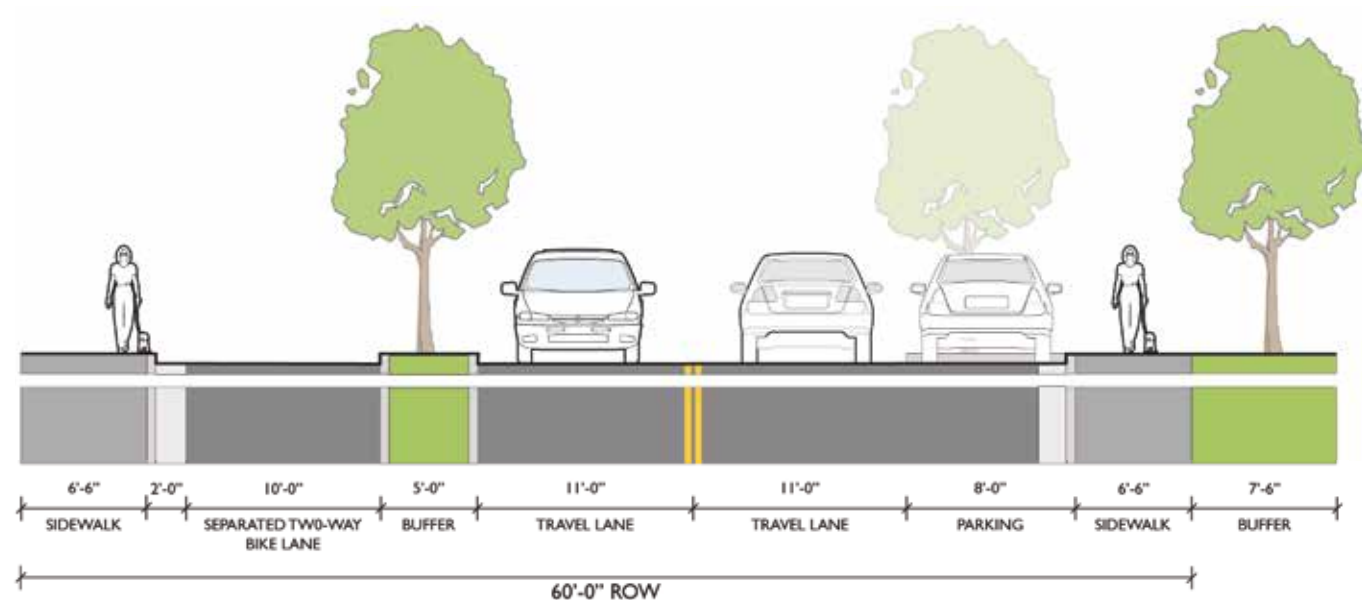
S.H.1 Harvin Street Facing North

- Removes 2 travel lanes and reduces the width of each
- Adds on-street parking on both sides
- Widens sidewalks and landscape buffers



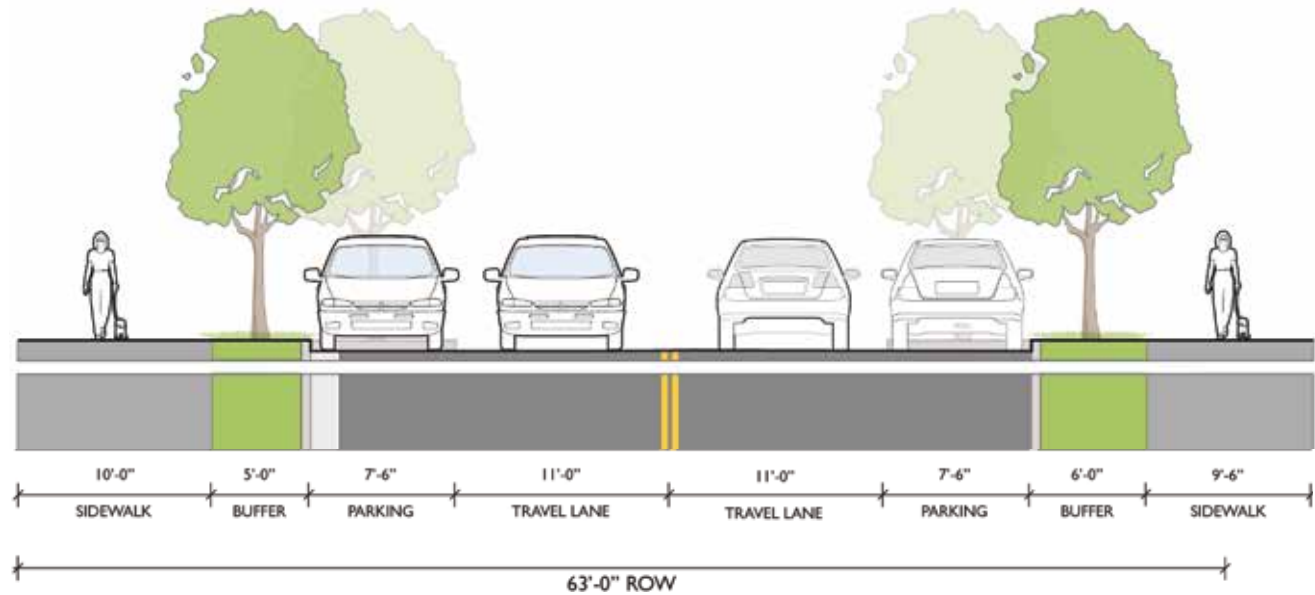
S.H.3 Harvin Street Facing North

- Removes 2 travel lanes and reduces the width of each
- Adds on-street parking
- Adds buffered two-way bike lane
- Increases sidewalk width



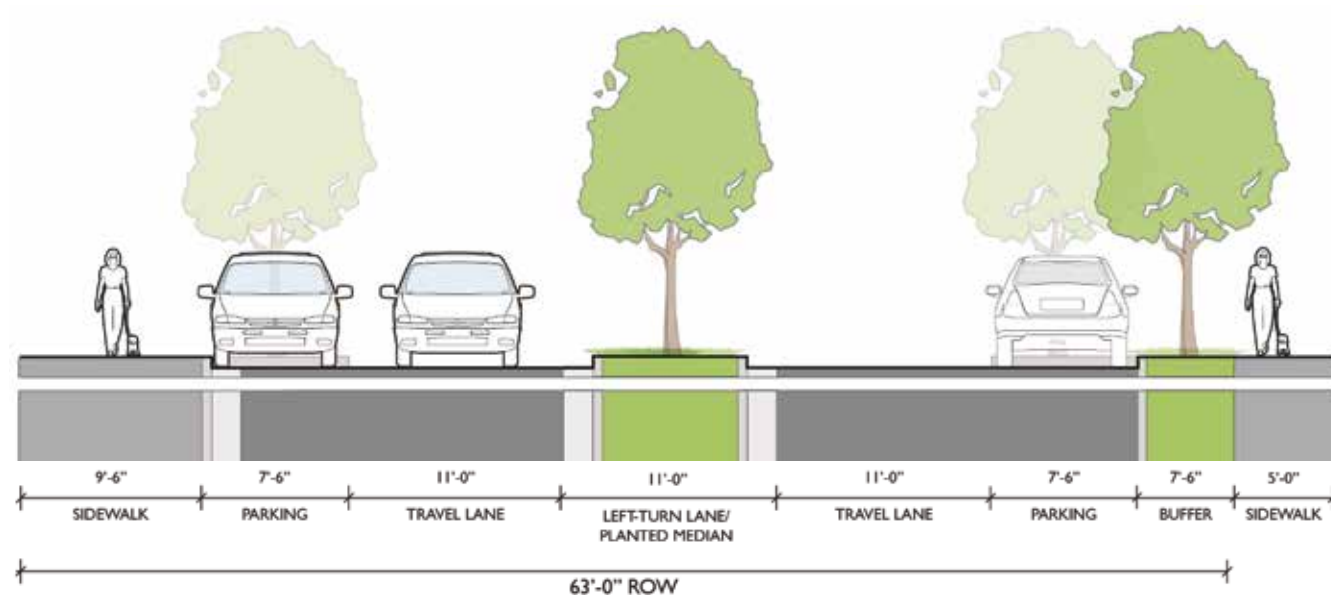
S.L.1 Liberty Street Facing East

- Removes 2 travel lanes and reduces lane width
- Adds on-street parking on both sides
- Widens sidewalks and landscape buffers



S.L.2 Liberty Street Facing East

- Removes 2 travel lanes
- Adds on-street parking on both sides
- Adds planted median in left-turn lane
- Widens sidewalks and landscape buffers



Offices & Missing Middle Housing



E

Single-Family Houses (10)

Single-Family Houses (8)

ADUs (14)

Townhouses (24)

Offices

Offices

Shiloh-Randolph Manor

S. Washington Street

Sumner Street

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Adaptive Re-use for the Arts



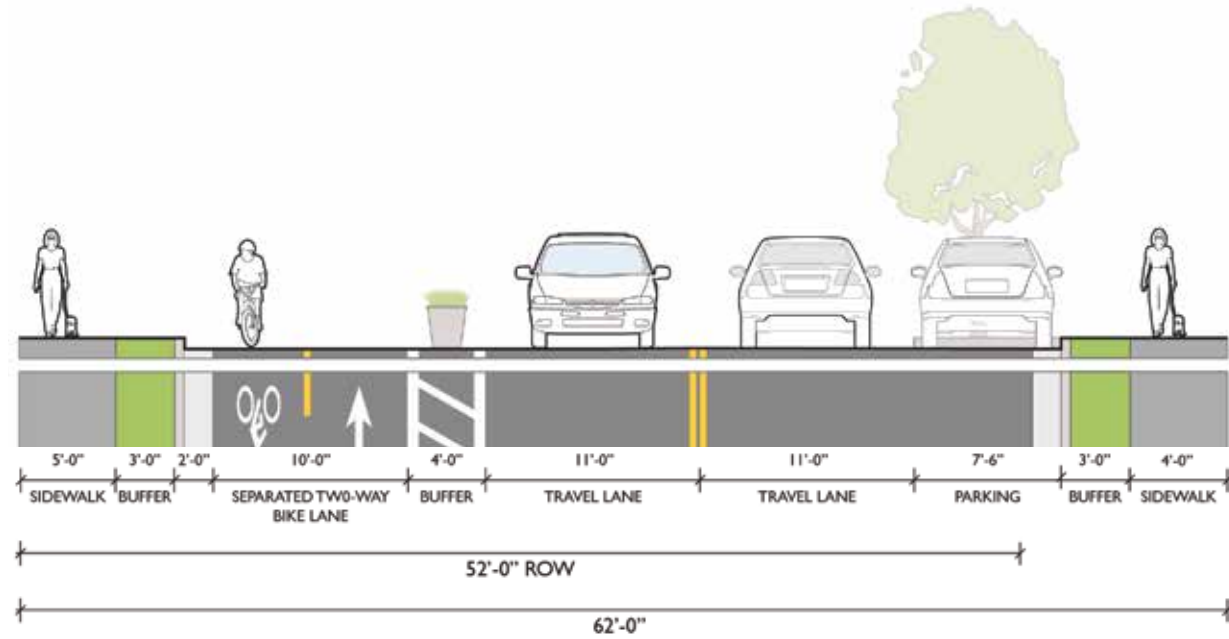
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Adaptive Re-use for the Arts



S.B.1 Bartlette Street Facing East

- Preserves curb-to-curb width
- Removes 2 travel lanes
- Adds on-street parking on east side
- Adds buffered two-way bike lane



Transportation

- Trail connection to Shot Pouch Trail with bike lanes on connecting streets (Liberty, Sumter, Harvin)
- Bike lanes Downtown also create a “loop” in the study area
- Intersection improvements for most intersections to include re-striping crosswalks and making ADA upgrades
- Mid-block crossings with pedestrian hybrid beacons (HAWK signals) on Harvin, Hampton, Liberty





IMPLEMENTATION SUMMARY

How Does this Get Done?

- This plan could take more than **20 years** to implement
- Some policies and programs may need to be updated to accommodate recommendations set forth in this plan (i.e. zoning changes, expanding the land banking program)
- We've highlighted **4 priority projects**
- All projects are in a detailed **action matrix** (*pick up a copy of this chapter of the report for more details*).



How Does this Get Done?

- The City should consider taking over SCDOT-controlled streets to implement streetscape recommendations
- Immediate, short-term steps to test some of the recommendations (re-striping streets, tactical urbanism, colorful crosswalks)
- Social media campaigns to promote downtown events and programming
- Public-private partnerships for development recommendations



Priority Projects

Some projects lend themselves to priority implementation because they:

- Provide public open space
- Improve connectivity within and around Downtown
- Could be funded with public dollars
- May catalyze future private investment because of the amenities they provide



1. Property Acquisition (D-1)

Acquire the parcels at 201 and 211 W. Hampton Avenue for residential development

- Vacant and / or under-utilized land
- Residential units could serve hospital employees and future medical students
- Opportunity for public-private partnership





2. Streetscape Improvements for Harvin Street (T-1)

- Traffic volumes do not support a four-lane street
- Adding on-street parking will increase parking supply by ~115 spaces
- This street is key to the connection between the Downtown Civic Green (as currently drawn) and Main Street



3. Streetscape Improvements for Washington Street (T-2)

- Bridges the connection between the residential neighborhoods and Downtown
- Traffic volumes do not support a four-lane street
- Adding on-street parking will increase parking supply by ~150 spaces
- The City of Sumter is currently upgrading 3 intersections to comply with ADA requirements



4. *Downtown Civic Green* (D-2)

- Public feedback and analysis uncovered a need for a large public park space Downtown
- Many of the County buildings on the site are under-utilized
- Location may change depending on Sumter County government's needs
- Adding to the green space around the Historic Courthouse provides direct connection to Main Street



NEXT STEPS



Next Steps

TOMORROW City Council Presentation - TSW

June 4, 2019 at 1:00 PM

Revise Master Plan Draft - TSW

Submit to City of Sumter by end of June

City Council Approval - City of Sumter Planning Department

(if additional meeting required)

Date and Time TBD



THANK YOU!



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